



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

| | | | |
|---|---|--|------------------------------------|
| MEETING DATE January 6, 2006 LOCAL EFFECTIVE DATE January 20, 2006 APPROX FINAL EFFECTIVE DATE February 10, 2006 | CONTACT/PHONE Martha Neder, AICP, Planner (805) 781-4576 | APPLICANT Ken and Kelley Abrahams | FILE NO. DRC2005-00068 |
| SUBJECT Request by Ken and Kelley Abrahams for a Minor Use Permit/Coastal Development Permit to allow the construction of a new 290 square foot detached garage and conversion of an existing attached garage to a laundry room, bathroom, and outdoor patio. The project will require 141 square feet of TDCs and result in a site total of 1,164 square feet of footprint and 1,571 square feet of gross structural area. The project will result in the disturbance of approximately 1,000 square feet of a 2,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2175 Windsor Blvd, approximately 100 feet southeast of Emmons Road, Lodge Hill, in the community of Cambria. The site is in the North Coast planning area. | | | |
| RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2005-00068 based on the findings listed in Exhibit A and the conditions listed in Exhibit B | | | |
| ENVIRONMENTAL DETERMINATION A Class 1 and Class 3 Categorical Exemption was issued on November 15, 2005 (ED05-194) | | | |
| LAND USE CATEGORY Residential Single Family | COMBINING DESIGNATION LCP/AS/CAZ | ASSESSOR PARCEL NUMBER 023-044-005 | SUPERVISOR DISTRICT(S) 2 |
| PLANNING AREA STANDARDS: Setbacks, Height, Footprint and Gross Structural Area Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i> | | | |
| LAND USE ORDINANCE STANDARDS: Local Coastal Program, Archaeologically Sensitive <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i> | | | |
| FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process. | | | |
| <small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small> | | | |

| | |
|---|---------------------------------------|
| EXISTING USES: Vacant | |
| SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family <i>East:</i> Residential Single Family <i>South:</i> Residential Single Family <i>West:</i> Residential Single Family | |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District, and the California Coastal Commission | |
| TOPOGRAPHY: Nearly level to moderately sloping | VEGETATION: Grasses, forbs |
| PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire | ACCEPTANCE DATE: November 15, 2005 |

PLANNING AREA STANDARDS:

Lot Size: 2,500 square feet

Single, Marine Terrace

Oversized lot adjustment: 1.43

Slope: approx 3 percent

Number of trees to be removed: 0

Base: 800 sq ft footprint, 1,000 sq ft GSA

| PROJECT REVIEW | ALLOWABLE | EXISTING | PROPOSED | STATUS |
|-------------------------|----------------------|----------|---------------------|---------------------|
| FOOTPRINT (SQUARE FEET) | 800 x 1.43 = 1,144 | 737 | 1,027 | OK |
| GSA (SQUARE FEET) | 1,000 x 1.43 = 1,430 | 1,427 | 1,571 | OK with 141 TDCs |
| DECKS (SQUARE FEET) | | | | |
| PERVIOUS | 343 | 266 | 266 | OK |
| IMPERVIOUS | 114 | 0 | 114 | OK |
| HEIGHT (FEET) | 22 | 22 | 13 (for new garage) | OK |
| SETBACKS (FEET) | | | | |
| FRONT | 15' | 15' | 15' | OK (Windsor Blvd) |
| REAR | 10' | 10' | 10' | OK (Sherwood Drive) |
| SIDE | 3' | 3' | 3' | OK |
| STREET SIDE | 10' | N/A | N/A | OK |

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. Adequate public service capacities are available to serve the proposed development. See attached confirmation of water and sewer service availability.

Coastal Watersheds:

Policy 7: Siting of new development: The proposed project is consistent with this policy because the new residence will be located on an existing lot of record in the Residential Single Family category.

Policy 8: Timing of new construction: The proposed project is consistent with this policy, because if grading is to occur or left unfinished between October 15 through April 15, the project is required to have an erosion and sedimentation control plan, and all sedimentation and erosion control measures will be in place before the start of the rainy season.

Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows that the construction of the new residence will not increase erosion or runoff.

Hazards:

Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion of geological instability.

Archaeology:

Policy 4: Preliminary Site Survey: The parcel is in an archeologically sensitive area. No resources were found in the preliminary site survey (Central Coast Archaeology; October 24, 2005)

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No comment received from NCAC

AGENCY REVIEW:

Public Works - No comment

Cambria Community Services District – “Has already met requirement of Cambria CSD” See attached confirmation of water and sewer availability.

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots. Cambria Pines Manor Unit 7, Block 155, Lot 5.

Staff report prepared by Martha Neder and reviewed by Mike Wulkan

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Class 1 and 3 Categorical Exemption pursuant to CEQA Guidelines Section 15301 because the project is an addition of a detached garage and conversion of an existing garage into a laundry room, bathroom, and patio in a residential zone.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use, and as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Archaeology

- H. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because no indications of prehistoric resources or early historic archaeological resources were found during the preliminary surface survey.

TDC's

- I. Adequate instruments have been executed to assure that lot(s) to be retired will remain in permanent open space and that no development will occur because the applicant will provide verification that the retired lot(s) have been transferred to the Land Conservancy of San Luis Obispo County.
- J. The "receiver" site can accommodate the proposed scale and intensity of development without the need for a variance (Section 23.01.045), exception to height limitations (Section 23.04.124b) or modification to parking standards (Section 23.04.162h), because, as conditioned, the project or use meets Coastal Zone Land Use Ordinance and Land Use Element requirements.
- K. The circumstances of the transfer are consistent with the purpose and intent of the applicable planning area programs and standards regarding transfer of development credits.

EXHIBIT B - CONDITIONS OF APPROVAL

Authorized Use

1. This approval authorizes the construction of a new 290 square foot detached garage and conversion of an existing attached garage to a laundry room, bathroom, and outdoor patio. The project will require 141 square feet of TDCs and result in a site total of 1,164 square feet of footprint and 1,571 square feet of gross structural area.
2. All permits shall be consistent with the approved Site Plan, Floor Plans, and Elevations.

Conditions to be completed prior to issuance of a construction or grading permit

Grading, Drainage, Sedimentation and Erosion Control

3. **Prior to issuance of construction permits**, if grading is to occur between October 15 to April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

Fire Safety

5. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

Cambria Community Services District

6. **Prior to issuance of a building permit**, the applicant shall apply for a remodel of existing service and pay impact fees to the CCSD.
7. **Prior to issuance of construction permit**, the applicant shall submit, for the Planning Director review and approval, evidence that the anticipated water use of this development has been completely offset through the retrofit of existing water fixtures within the Cambria Community Service District's service area or other verifiable action to reduce existing water use in the service area (e.g., replacement of irrigated landscaping with xeriscaping). The documentation submitted to the Planning Director shall include written evidence that the Cambria Community Service District (CCSD) has determined that the applicant has complied with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and further modified by CCSD Board approval on November 14, 2002 (CCSD board item VIII.B), subject to the limitation that no retrofit credits shall have been obtained by any of the following means: a) extinguishing agricultural water use, or b) funding leak detection programs. Evidence of compliance with CCSD Ordinance 1-98 shall be accompanied by written confirmation from the

CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

Landscape Plan

8. **Prior to issuance of construction permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

Transfer of Development Credits

9. **Prior to issuance of construction permits**, provide written verification from the Land Conservancy of San Luis Obispo County that 141 square feet of Gross Structural Area has been transferred from a parcel within a special project area to the subject property.

Miscellaneous

10. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions applicable throughout project construction

Building Height

11. The maximum height of this project is 15 feet from average natural grade.
 - A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average finished grade and set a reference point (benchmark).
 - B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - C. **Prior to approval of the roof-nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Grading, Drainage, Sedimentation and Erosion Control

12. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
13. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
14. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
15. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
16. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

Archaeology

17. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Cambria Community Services District

18. Existing water fixtures shall be retrofitted to current standards under District Ordinance 3-88 as amended.
19. The owners shall provide the District with a copy of county building permit issued for this project.

**Conditions to be completed prior to occupancy or final building inspection
/establishment of the use**

Fire Safety

20. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Cambria Community Services District

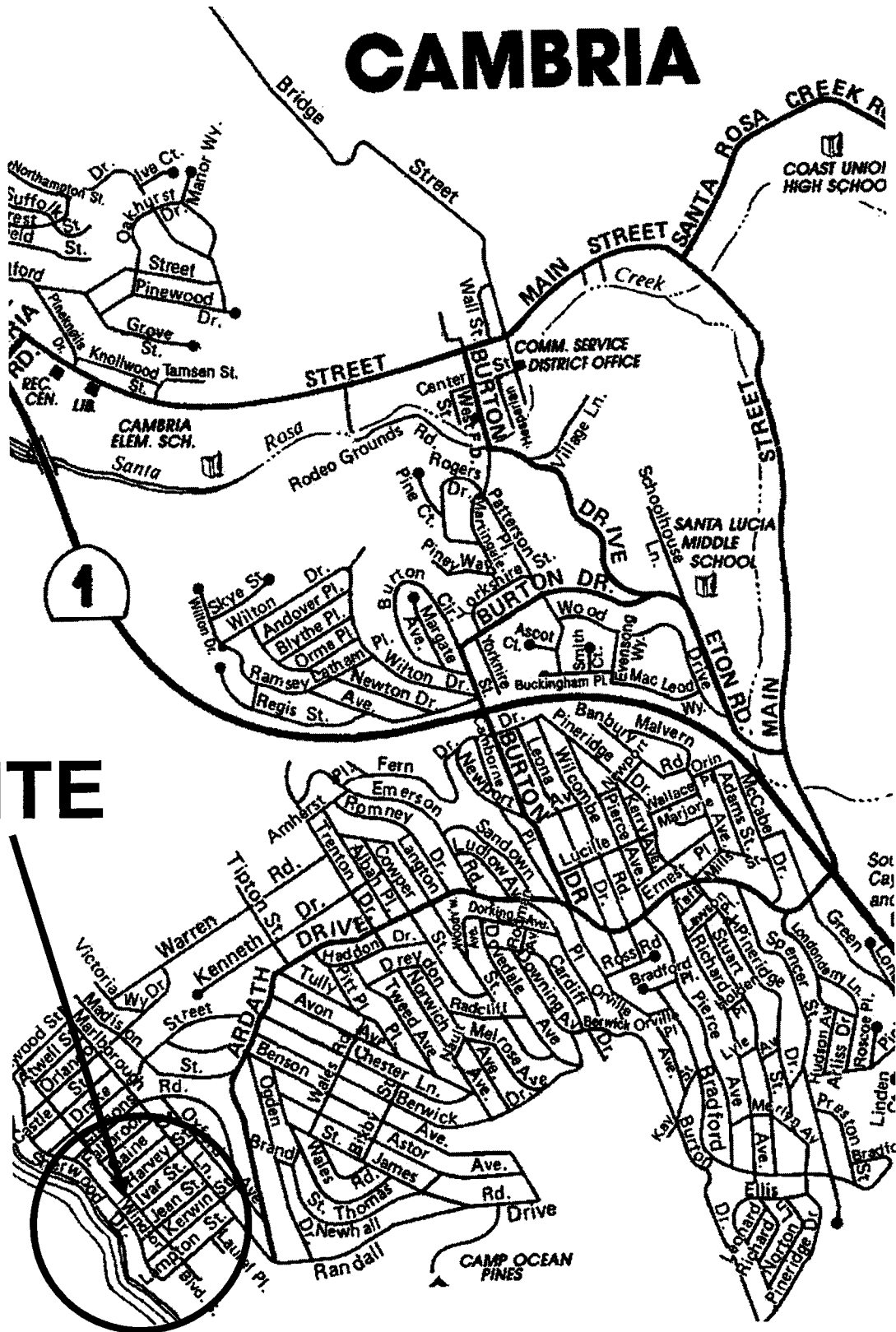
21. Applicant shall submit for final plumbing inspection upon completion of the project.

Miscellaneous

22. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
23. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
24. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.

CAMBRIA

SITE



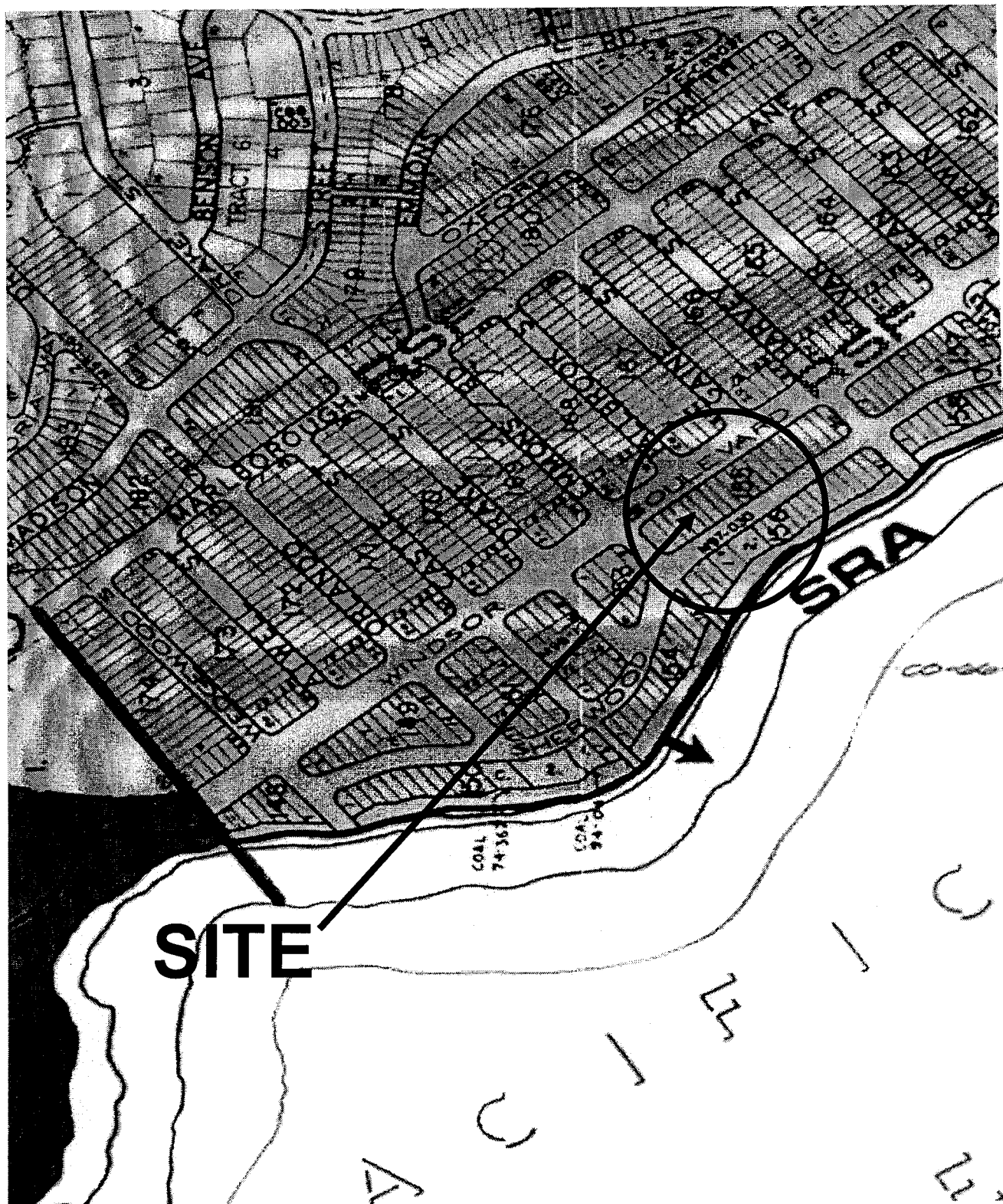
PROJECT

Minor Use Permit
Abrahams DRC2005-00068



EXHIBIT

Vicinity Map



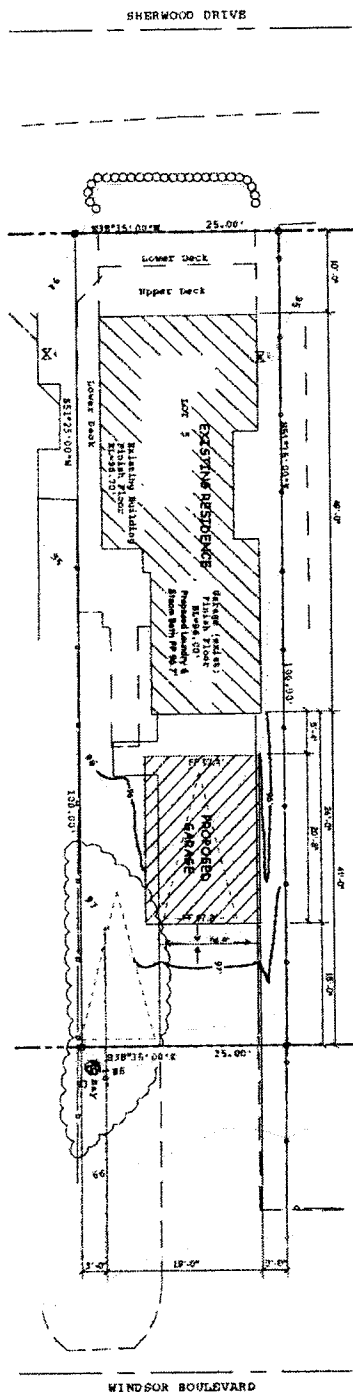
PROJECT

Minor Use Permit
Abrahams DRC2005-00068



EXHIBIT

Land Use Category Map



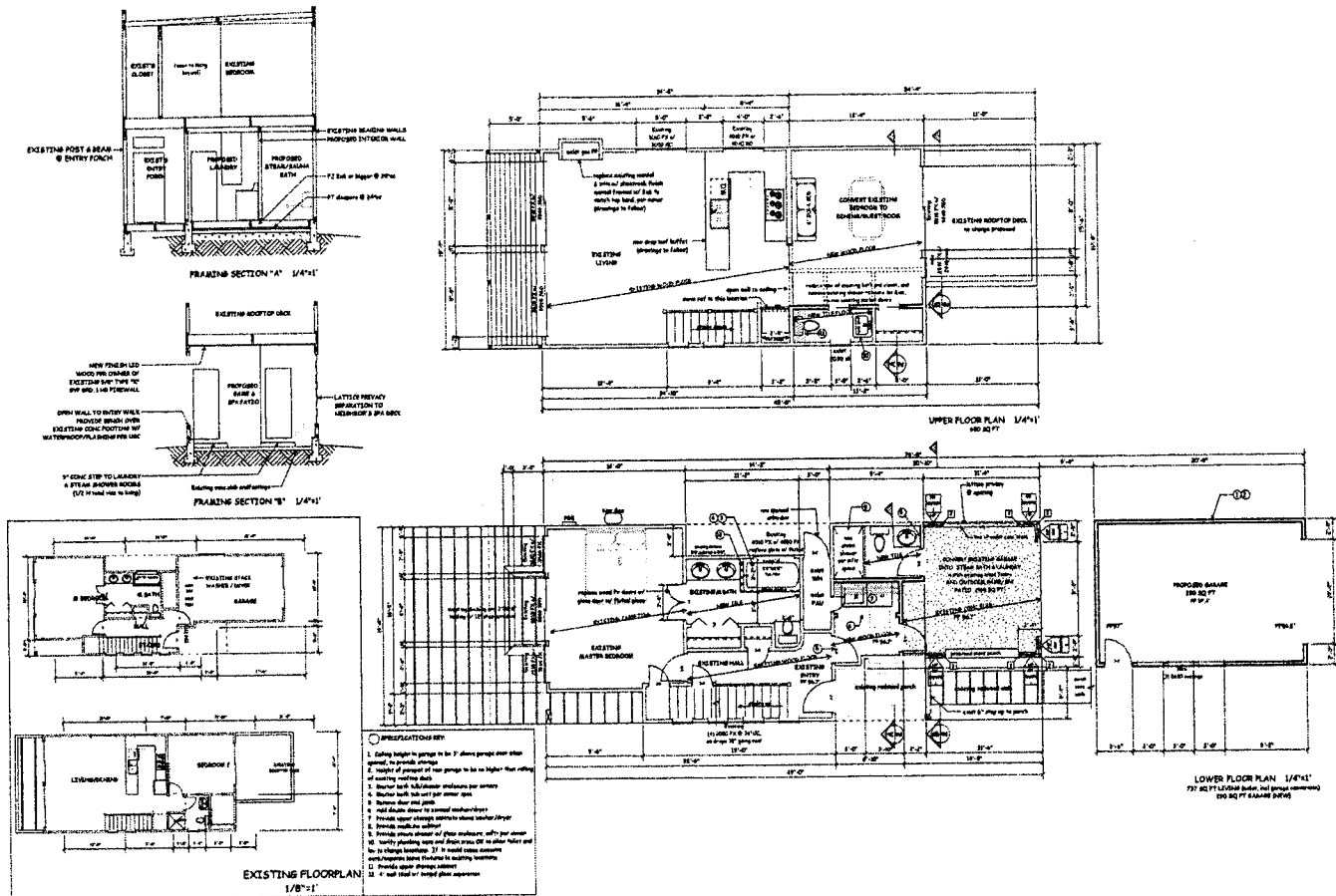
PROJECT

Minor Use Permit
Abrahams DRC2005-00068



EXHIBIT

Site Plan



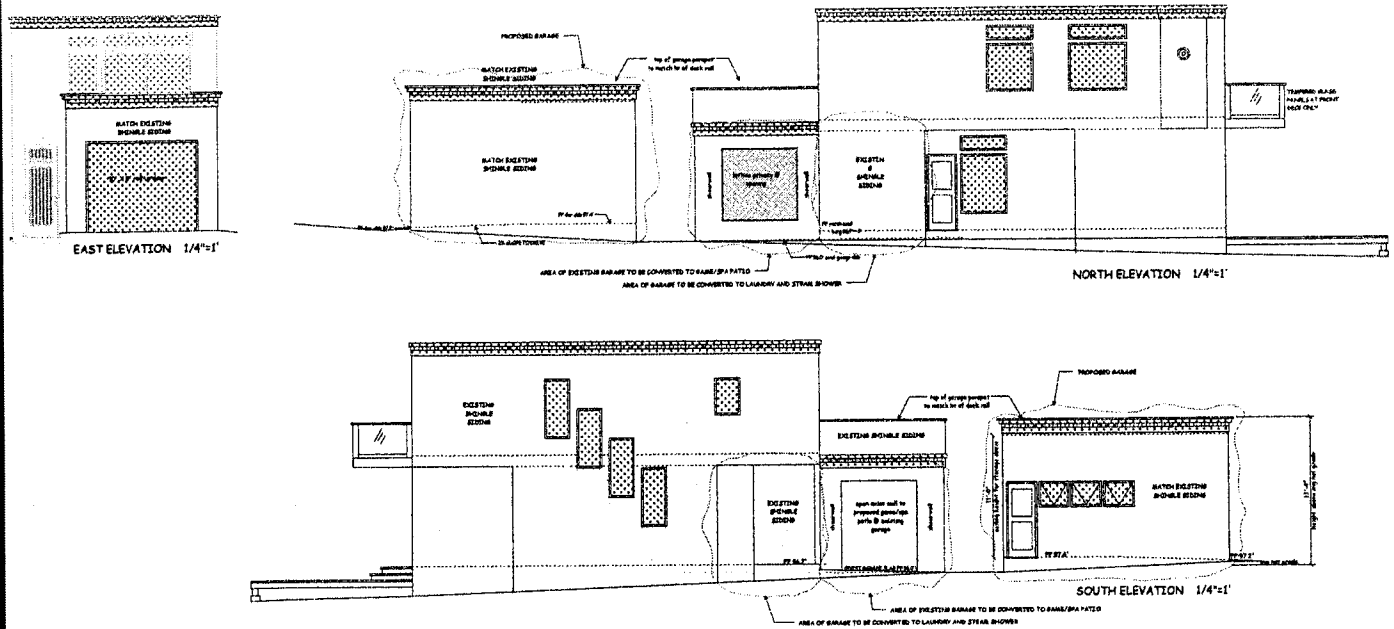
PROJECT

Minor Use Permit
Abrahams DRC2005-00068



EXHIBIT

Floor Plans



PROJECT

Minor Use Permit
Abrahams DRC2005-00068



EXHIBIT

Floor Elevations



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP

RECEIVED
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

OCT 24 2005

DATE: 10/17/05

TO:

Cambria CSD - Water & SewerFROM: ☐ - South County Team☐ - North County Team☒ - Coastal Team

CAMBRIA COMMUNITY SERVICES

Martha Needer

PROJECT DESCRIPTION: File Number: DRC 2005
00068Applicant: Abrahams

mup - add new detached garage & convert existing
garage into a bedroom w/ bathroom located in
Cambria on a 2,500 sq. ft. lot. APN: 023-044-005
Return this letter with your comments attached no later than: 11-2-05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES☒ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Has already met requirement of Cambria CSD

Date

10/26/05

Name

Cori Ryan

Phone

927-6225

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>




CAMBRIA COMMUNITY SERVICES DISTRICT

1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • FAX (805) 927-5584

CONFIRMATION OF WATER & SEWER AVAILABILITY FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.

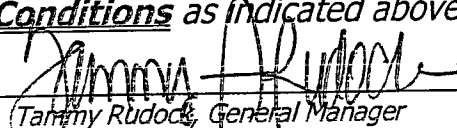
| | | | |
|--------------------------|--|------------------------------|--|
| Applicant(s): | Ken Abrahams | Date: | 09/26/05 |
| Address: | 2200 E. River Rd. Tucson, AZ 85718 | Current Service type: | <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family # units <input type="checkbox"/> Commercial |
| Service Location: | 2175 Windsor Blvd. APN 023.044.005 | | |

| | |
|-----------------------------|--|
| Project description: | Convert attached garage to bedroom and bathroom, and add garage. |
|-----------------------------|--|

| Sewer and Water Impact Fees: | | | | Approval Conditions | Required if X'd:  | Ck when Done: |
|--|-------------------|--------------|----|--|--|---------------|
| No chargeable fixtures. | | \$25 | \$ | All Existing and New water fixtures must meet current standards under Title 4 of District Code. | <input checked="" type="checkbox"/> | |
| Plan Review Fee only | | | | Owner must provide District with a copy of county building permit issued for this project. | <input checked="" type="checkbox"/> | |
| 1 Additional Toilet(s) | @ \$400 | \$400 | | Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable). | <input checked="" type="checkbox"/> | |
| Additional Tub, Shower or Laundry | @ \$800 | \$ | | Applicant must call for final plumbing inspection upon completion of project. PLEASE CALL 927-6240 FOR INSPECTION. | <input checked="" type="checkbox"/> | |
| 1 Additional Kitchen or Bathrm Sink(s) | @ \$400 | \$400 | | Requires PARCEL MERGER to allow water service to adjacent lot. | | |
| Additional Bar or Utility Sink(s) | @ \$200 | \$ | | | | |
| Date Paid: 9/20/05 | TOTAL Fee: | \$800 | | <i>Under District regulations, Remodels must not change the existing water service status of the property by creating additional separate dwelling units.</i> WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING. | | |

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said **Project is Authorized With Conditions** as indicated above

by: 
Tammy Rudock, General Manager

CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

| | | | |
|------------------------------------|----------|-------------------------------|----------------|
| Existing Approved Fixtures: | | Retrofit Code: | RS 8/05 |
| Toilets | 2 | | |
| Tubs and/or Showers | 3 | Bldg. Permit received | |
| Kitchen & Lavatory Sinks | 2 | | |
| Laundry Washer | 1 | Final Inspection date: | |
| Bar or Utility Sinks | 0 | | |

MLN



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

OCT 21 2005

THIS IS A NEW PROJECT REFERRAL

DATE: 10/17/05

From: PW

TO: FROM: ☐ - South County Team

☐ - North County Team

☒ - Coastal Team

Martha Needer

PROJECT DESCRIPTION: File Number: DRC2005
-00068

Applicant: Abrahams

MUP - add new detached garage & convert existing
garage into a bedroom w/ bathroom. located in
Cambria on a 2,500 sq. ft. lot. APN: 023-044-005
Return this letter with your comments attached no later than: 11-2-05

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

no comment

11.10.5
Date

[Signature] 5271
Name Phone



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

| | | | |
|---|--|---------------------------------------|-----------------------------|
| MEETING DATE January 6, 2006 LOCAL EFFECTIVE DATE January 20, 2006 APPROX FINAL EFFECTIVE DATE February 10, 2006 | CONTACT/PHONE Martha Neder, AICP, Planner (805) 781-4576 | APPLICANT Clay and Lynne Singer | FILE NO. DRC2005-00047 |
| SUBJECT Request by Clay and Lynne Singer for a Minor Use/Coastal Development Permit to allow the construction of a new 250 square foot carport and 400 square foot porch on a site with an existing house and detached garage. The project will result in the disturbance of approximately 1,000 square feet of a 17,500 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 1022 Kenneth Drive in the community of Cambria. The site is in the North Coast planning area. | | | |
| RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2005-00047 based on the findings listed in Exhibit A and the conditions listed in Exhibit B | | | |
| ENVIRONMENTAL DETERMINATION A Class 1 Categorical Exemption was issued on November 16, 2005 (ED05-196) | | | |
| LAND USE CATEGORY Residential Single Family | COMBINING DESIGNATION LCP/AS/TH | ASSESSOR PARCEL NUMBER 023-033-015 | SUPERVISOR DISTRICT(S) 2 |
| PLANNING AREA STANDARDS: Setbacks, Height limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i> | | | |
| LAND USE ORDINANCE STANDARDS: Local Coastal Program, Archaeologically Sensitive, Terrestrial Habitat <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i> | | | |
| FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process. | | | |
| ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242 | | | |

| | |
|---|---|
| EXISTING USES: Single Family Residence | |
| SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family <i>South:</i> Residential Single Family | |
| <i>East:</i> Residential Single Family <i>West:</i> Residential Single Family | |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District, Cambria Fire, and the California Coastal Commission | |
| TOPOGRAPHY: Nearly level to gently sloping | VEGETATION: Ornamental landscaping, Monterey pine trees, Coast live oaks |
| PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire | ACCEPTANCE DATE: November 16, 2005 |

PLANNING AREA STANDARDS:

Required setbacks are 25' in the front, 5' on the side, and 10' in the rear. Height limit is 28' measured from average natural grade. The proposed project conforms to these standards.

Building standards for Lodge Hill (height, footprint, and gross structural area requirements shown on Table G) do not apply to this project as it is located in Cambria Pines Estates #1.

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. *Adequate public service capacities are available to serve the proposed development because it is an existing dwelling and the carport and porch addition will not require any additional plumbing fixtures.*

Coastal Watersheds:

Policy 7: Siting of new development: *The proposed project is consistent with this policy because it is an existing residence with a carport and porch addition located on an existing lot of record in the Residential Single Family category.*

Policy 8: Timing of new construction: *The proposed project is consistent with this policy, because if grading is to occur or left unfinished between October 15 through April 15, the project is required to have an erosion and sedimentation control plan, and all sedimentation and erosion control measures will be in place before the start of the rainy season.*

Policy 10: Drainage Provisions: *The proposed project is consistent with this policy because the project is required to have a drainage plan that shows that the construction of the new residence will not increase erosion or runoff.*

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: The proposed project is consistent with this policy because it will not significantly disrupt the habitat, and tree removal and site disturbance have been minimized. No trees are to be removed.

Policy 2: Permit Requirement: The proposed project is consistent with this policy because there will be no significant impact on sensitive habitats, and proposed development will be consistent with the biological continuance of the habitat.

Policy 3: Habitat Restoration: The proposed project is consistent with this policy because no trees are to be removed.

Policy 27: Protection of Terrestrial Habitats: The proposed project is consistent with this policy because not allowing a single family residence or residential accessory uses (principally permitted uses in the Residential Single Family land use category) could potentially constitute a taking under the 5th Amendment of the US Constitution. Therefore, allowing a single family residence or residential accessory use to be developed on the property is considered to be a reasonable use of the land (pursuant to Section 30010 of the Coastal Act).

Policy 28: Protection of Native Vegetation: The proposed project is consistent with this policy because no trees will be removed and site disturbance will be minimized.

Policy 33: Protection of Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.

Visual and Scenic Resources:

Policy 7: Preservation of Trees and Native Vegetation: The proposed project is consistent with this policy because no trees will be removed and site disturbance will be minimized.

Archaeology:

Policy 4: Preliminary Site Survey: The parcel is in an archeologically sensitive area. Archaeological site CA-SLO-1728 was recorded on the property in 1995. However, site disturbance is extreme from soil displacement during construction of the existing house, garage, and driveway. No additional cultural resources were noted or collected during the recent site survey (Central Coast Archaeology, November 2005).

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No comment

AGENCY REVIEW:

Public Works – Drainage Plan needed

Cambria Community Services District – No comment received at the time of report preparation

Planning Department Hearing
Minor Use Permit DRC2005-00047/Singer
Page 4

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots. Cambria Pines Estates Unit 1, Lot 60.

Staff report prepared by Martha Neder and reviewed by Mike Wulkan

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 because the project is a carport and porch addition to an existing single-family residence in a residential zone.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use, and as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Terrestrial Habitat

- H. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because no trees will be removed and site disturbance will be minimized.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed structure has been designed to minimize tree removal and site disturbance.
- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because no trees will be removed and site disturbance will be minimized.
- K. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department.
- L. There will be no significant negative impact to the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat because no trees will be removed and site disturbance will be minimized.
- M. The project or use will not significantly disrupt the habitat, because it is a single-family residence with minimal site disturbance.

Archaeology

- O. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because site disturbance is extreme from soil displacement during construction of the existing house, garage, and driveway. No additional cultural resources were noted or collected during the recent site survey.

Public Works Policy 1

- P. Adequate public service capacities are available to serve the proposed development because the project is an existing single family residence with a carport and porch addition with no additional plumbing fixtures.

EXHIBIT B - CONDITIONS OF APPROVAL

Authorized Use

1. This approval authorizes the construction of a 250 square foot carport and 400 square foot porch.
2. All permits shall be consistent with the approved Site Plan.

Conditions to be completed prior to issuance of a construction or grading permit

Grading, Drainage, Sedimentation and Erosion Control

3. **Prior to issuance of construction permits**, if grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

Fire Safety

5. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

Cambria Community Services District

6. **Prior to issuance of a building permit**, the applicant shall provide evidence that the project has been reviewed by the CCSD.

Landscape Plan

9. **Prior to issuance of construction permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

Conditions applicable throughout project construction

Building Height

10. The maximum height of the project is 28 feet from average natural grade.

Grading, Drainage, Sedimentation and Erosion Control

11. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
12. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
13. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
14. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
15. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

Archaeology

16. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Cambria Community Services District

17. The owners shall provide the District with a copy of county building permit issued for this project.

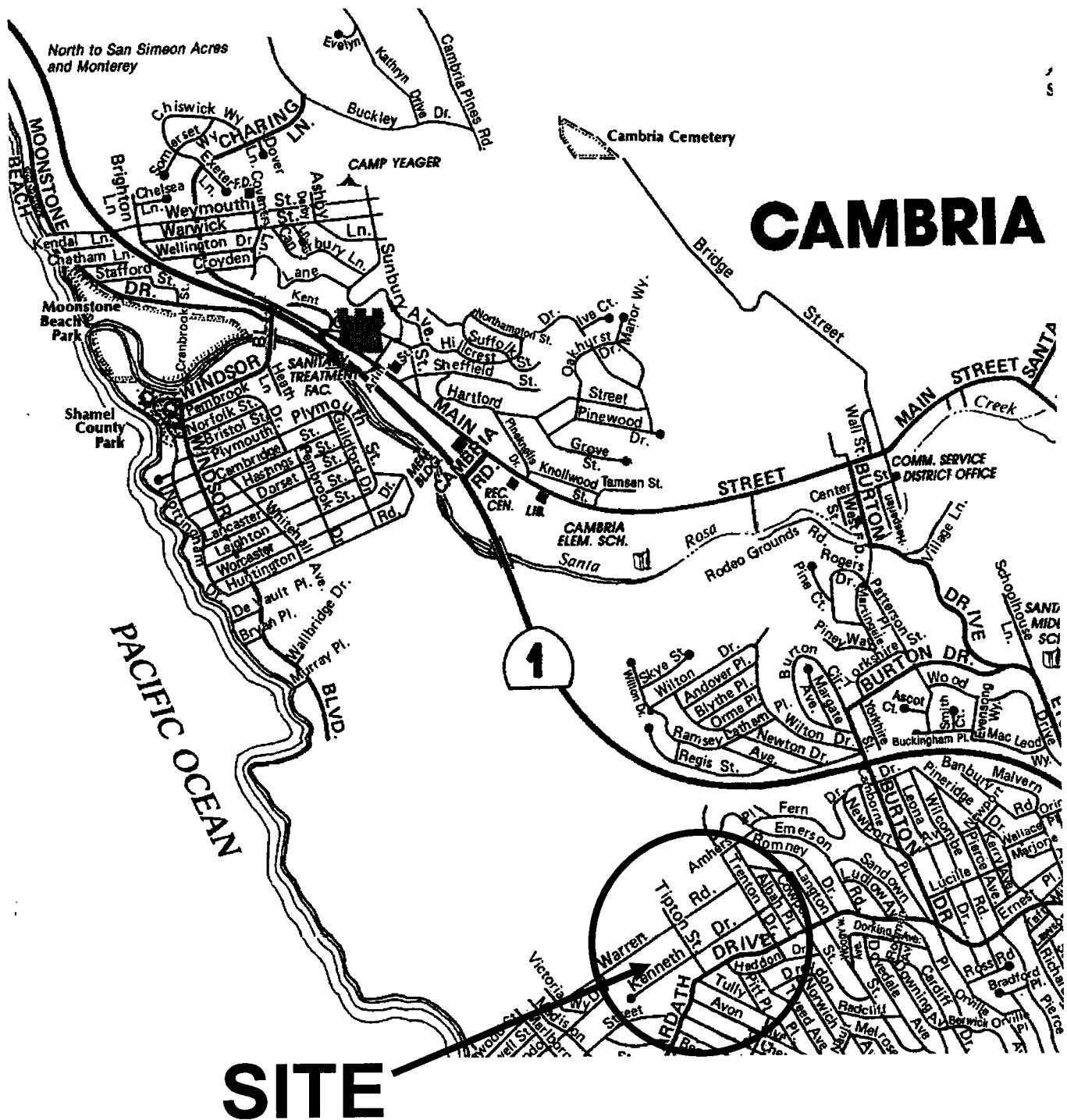
**Conditions to be completed prior to occupancy or final building inspection
/establishment of the use**

Fire Safety

18. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Miscellaneous

19. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
20. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
21. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



PROJECT

Minor Use Permit
Singer DRC2005-00047



EXHIBIT

Vicinity Map

Minor Use Permit
Singer DRC2005-00047



Land Use Category Map



Minor Use Permit
Singer DRC2005-00047



Site Plan

Memo

To: Anne Wyatt, Chair
From: Tom Christian
CC: Shirley Bianchi
Date: October 19, 2005
Re: Project/Land Use Committee Report

SUB2005-00056: Condo conversion

Project is located at 3173, 3175 and 3177 Wood Drive. Existing apartments would be converted to condominiums.

Recommendation: Conversion of apartments to condominiums will result in a likely reduction of available rental units. We encourage the county to adopt standards to apply to future conversions. Otherwise, no comment.

DRC2005-00045: New SFD

Project is located on Ellis between 1350 and 1326 Ellis. Lot is 5500 s.f. and extends to Burton Dr... SFD is a 2185 sf house and 528 sf garage.

Recommendation: No comments.

DRC2005-00047: Porch addition and carport *Singer*

Project is located at 1022 Kenneth on a 17,500 s.f. lot. Existing SFD is a 1166 s.f. house and 480 s.f. garage. Requesting addition of a 250 sf carport and 400 sf porch.

Recommendation: No comment.

DRC2005-00048: New SFD

Project is located on Lampton St. and Windsor Blvd. It is a 6102 sf corner lot. Project is for a 3821 sf house with a 1048 sf garage.

Recommendation: Request review of permitted lot coverage based on size of project. Otherwise, no comment.

DRC2005-00049: Teardown and build new SFD

Project is located at 4978 Windsor and is an existing SFD. Replacement SFD will be 2813 s.f. Lot is 10,500 sf. Recommendation: No comment



MLN
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

SEP 15 2005

DATE: 9/13/05

FROM PW

FROM ☒ - South County Team ☐ - North County Team ☒ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005 - 00047 Applicant: SINGER
new 250 sq. ft. carport and new 400 sq. ft. porch addition to exist-
ing SFR. Located off Kenneth in Cambria. APN: 023-033-015

Return this letter with your comments attached no later than: 9/28/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Recommend Approval - New Drainage Plan

Date 21 OCTOBER 2005

Name Goodwin

Phone 5252

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

MLD

SA LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/13/05TO: Cambria COD (W&S)FROM: ☐ - South County Team☐ - North County Team☒ - Coastal TeamPROJECT DESCRIPTION: File Number: DRG 2005 - 00047 Applicant: SINGER
new 250 sq. ft. carport & new 400 sq. ft. porch addition to exist-
ing SFR. Located off Kenneth in Cambria. APN: 023-033-015Return this letter with your comments attached no later than: 9/28/05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☐ NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☐ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

"No Comment"

Date

9/26/05

Name

Cori Ripan

Phone

927-6225

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600

EMAIL: planning@co.slo.ca.us

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**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

| | | | |
|---|--|---------------------------------------|-----------------------------|
| MEETING DATE January 6, 2006 LOCAL EFFECTIVE DATE January 20, 2006 APPROX FINAL EFFECTIVE DATE February 10, 2006 | CONTACT/PHONE Martha Neder, AICP, Planner (805) 781-4576 | APPLICANT Andrew and Ingrid Turrey | FILE NO. DRC2005-00078 |
| SUBJECT Request by Andrew and Ingrid Turrey for a Minor Use Permit/Coastal Development Permit to allow the demolition of an existing 250 square foot garage and the construction of a new 911 square foot garage with a guesthouse above. The project will result in a site total of 1,733 square feet of footprint and 2,640 square feet of gross structural area. The project will result in the disturbance of approximately 2,500 square feet of a 7,000 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2230 Wilcombe Drive, approximately 75 feet north of the intersection with Ardath Drive, Lodge Hill, in the community of Cambria. The site is in the North Coast planning area. | | | |
| RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2005-00078 based on the findings listed in Exhibit A and the conditions listed in Exhibit B | | | |
| ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on November 15, 2005 (ED05-195) | | | |
| LAND USE CATEGORY Residential Single Family | COMBINING DESIGNATION TH/LCP | ASSESSOR PARCEL NUMBER 024-041-034 | SUPERVISOR DISTRICT(S) 2 |
| PLANNING AREA STANDARDS: Setbacks, Height, Footprint and Gross Structural Area Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i> | | | |
| LAND USE ORDINANCE STANDARDS: Local Coastal Program, Terrestrial Habitat, Guesthouse <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i> | | | |
| FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process. | | | |
| ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242 | | | |

| | |
|---|---------------------------------------|
| EXISTING USES: Vacant | |
| SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family <i>East:</i> Residential Single Family <i>South:</i> Residential Single Family <i>West:</i> Residential Single Family | |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District, and the California Coastal Commission | |
| TOPOGRAPHY: Moderately sloping | VEGETATION: Grasses, forbs |
| PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire | ACCEPTANCE DATE: November 15, 2005 |

PLANNING AREA STANDARDS:

Lot Size: 7,000 square feet

Triple, Typical

Oversized lot adjustment: 1.33

Slope: approx 9 percent

Number of trees to be removed: 0

Base: 1,300 sq ft footprint, 2,600 sq ft GSA

| PROJECT REVIEW | ALLOWABLE | EXISTING | PROPOSED | STATUS |
|-------------------------|--------------------|----------|----------|--------|
| FOOTPRINT (SQUARE FEET) | 1300 x 1.33 = 1733 | 1066 | 1733 | OK |
| GSA (SQUARE FEET) | 2600 x 1.33 = 3466 | 1373 | 2640 | OK |
| DECKS (SQUARE FEET) | | | | |
| PERVIOUS | 515 | 251 | 251 | OK |
| IMPERVIOUS | 172 | 0 | 138 | OK |
| HEIGHT (FEET) | 28 | 22 | 22 | OK |
| SETBACKS (FEET) | | | | |
| FRONT | 10' | 10' | 10' | OK |
| REAR | 15' | 15' | 15' | OK |
| SIDE | 5' | 5' | 5' | OK |
| STREET SIDE | 10' | N/A | N/A | OK |

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program.

Coastal Zone Land Use Ordinance (CZLUO) Section 23.08.032 contains development requirements for guesthouses. Guesthouses may contain living area, a maximum of two bedrooms and one bathroom. A living area may include a wet bar, but such facility shall be

limited to a single sink and an under-counter refrigerator, and shall not be located in a separate room. A guesthouse shall not be designed to contain or accommodate cooking or laundry facilities, and shall not be used for residential occupancy independent from the principal residence or as a dwelling unit for rental. The guesthouse shall not be located more than 50 feet from the principal residence and the maximum floor area is 40 percent of the habitable floor area of the main residence up to a maximum of 600 square feet. The project is conditioned to meet these requirements.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. Adequate public service capacities are available to serve the proposed development. See attached confirmation of water and sewer availability.

Coastal Watersheds:

Policy 7: Siting of new development: The proposed project is consistent with this policy because the new residence will be located on an existing lot of record in the Residential Single Family category.

Policy 8: Timing of new construction: The proposed project is consistent with this policy, because if grading is to occur or left unfinished between October 15 through April 15, the project is required to have an erosion and sedimentation control plan, and all sedimentation and erosion control measures will be in place before the start of the rainy season.

Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows that the construction of the new residence will not increase erosion or runoff.

Hazards:

Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion of geological instability.

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: The proposed project is consistent with this policy because it will not significantly disrupt the habitat, and tree removal and site disturbance have been minimized. No trees are proposed to be removed.

Policy 2: Permit Requirement: The proposed project is consistent with this policy because there will be no significant impact on sensitive habitats, and proposed development will be consistent with the biological continuance of the habitat.

Policy 3: Habitat Restoration: The proposed project is consistent with this policy because no trees are proposed to be removed.

Policy 27: Protection of Terrestrial Habitats: The proposed project is consistent with this policy because not allowing a single family residence or residential accessory uses (principally permitted uses in the Residential Single Family land use category) could potentially

constitute a taking under the 5th Amendment of the US Constitution. Therefore, allowing a single family residence or residential accessory use to be developed on the property is considered to be a reasonable use of the land (pursuant to Section 30010 of the Coastal Act).

Policy 28: Protection of Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized. No trees are proposed to be removed.

Policy 33: Protection of Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design. No trees are proposed to be removed.

Visual and Scenic Resources:

Policy 7: Preservation of Trees and Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design. No trees are proposed to be removed.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No comment received from NCAC

AGENCY REVIEW:

Public Works - No comment

Cambria Community Services District – See attached confirmation of water and sewer availability.

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots. Cambria Pines Manor Unit 4, Block 80, Lots 18 through 21, are to be merged prior to final inspection.

Staff report prepared by Martha Neder and reviewed by Mike Wulkan

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15301 because the project is a new garage with guesthouse above in a residential zone.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use, and as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Terrestrial Habitat

- H. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because no trees will be removed.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed structure has been designed to minimize tree removal and site disturbance.
- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because tree removal and site disturbance have been minimized, and no trees will be removed.
- K. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department.
- L. There will be no significant negative impact to the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat because the project will not result in tree removal.
- M. The project or use will not significantly disrupt the habitat, because it is a single-family residence with minimal site disturbance.

EXHIBIT B - CONDITIONS OF APPROVAL

Authorized Use

1. This approval authorizes the demolition of an existing 250 square foot garage and the construction of a new 911 square foot garage with a guesthouse above. The project will result in a site total of 1,733 square feet of footprint and 2,640 square feet of gross structural area.

Conditions to be completed prior to issuance of a construction or grading permit

2. **Prior to issuance of construction permits**, the applicant shall submit revised plans which demonstrate compliance with CZLUO Section 23.08.032(e). All permits shall be consistent with the revised Site Plan, Floor Plans, and Elevations.

Grading, Drainage, Sedimentation and Erosion Control

3. **Prior to issuance of construction permits**, if grading is to occur between October 15 to April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

Fire Safety

5. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

Cambria Community Services District

6. **Prior to issuance of a building permit**, the applicant shall apply for a remodel of existing service and pay impact fees to the CCSD.
7. **Prior to issuance of construction permit**, the applicant shall submit, for the Planning Director review and approval, evidence that the anticipated water use of this development has been completely offset through the retrofit of existing water fixtures within the Cambria Community Service District's service area or other verifiable action to reduce existing water use in the service area (e.g., replacement of irrigated landscaping with xeriscaping). The documentation submitted to the Planning Director shall include written evidence that the Cambria Community Service District (CCSD) has determined that the applicant has complied with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and further modified by CCSD Board approval on November 14, 2002 (CCSD board item VIII.B), subject to the limitation that no retrofit credits shall have been obtained by any of the following means: a) extinguishing

agricultural water use, or b) funding leak detection programs. Evidence of compliance with CCSD Ordinance 1-98 shall be accompanied by written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

Landscape Plan

8. **Prior to issuance of construction permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

Miscellaneous

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Voluntary Merger

10. **Prior to issuance of construction permits**, the applicant shall apply to merge lots 18 through 21 of Cambria Pines Manor Unit 4, Block 80.

Conditions applicable throughout project construction

Building Height

11. The maximum height of the project is 28 feet from average natural grade.
 - A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average finished grade and set a reference point (benchmark).
 - B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - C. **Prior to approval of the roof-nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Grading, Drainage, Sedimentation and Erosion Control

12. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
13. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
14. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
15. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
16. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

Cambria Community Services District

17. Existing water fixtures shall be retrofitted to current standards under District Ordinance 3-88 as amended.
18. The owners shall provide the District with a copy of county building permit issued for this project.

**Conditions to be completed prior to occupancy or final building inspection
/establishment of the use**

Fire Safety

19. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Cambria Community Services District

20. Applicant shall submit for final plumbing inspection upon completion of the project.

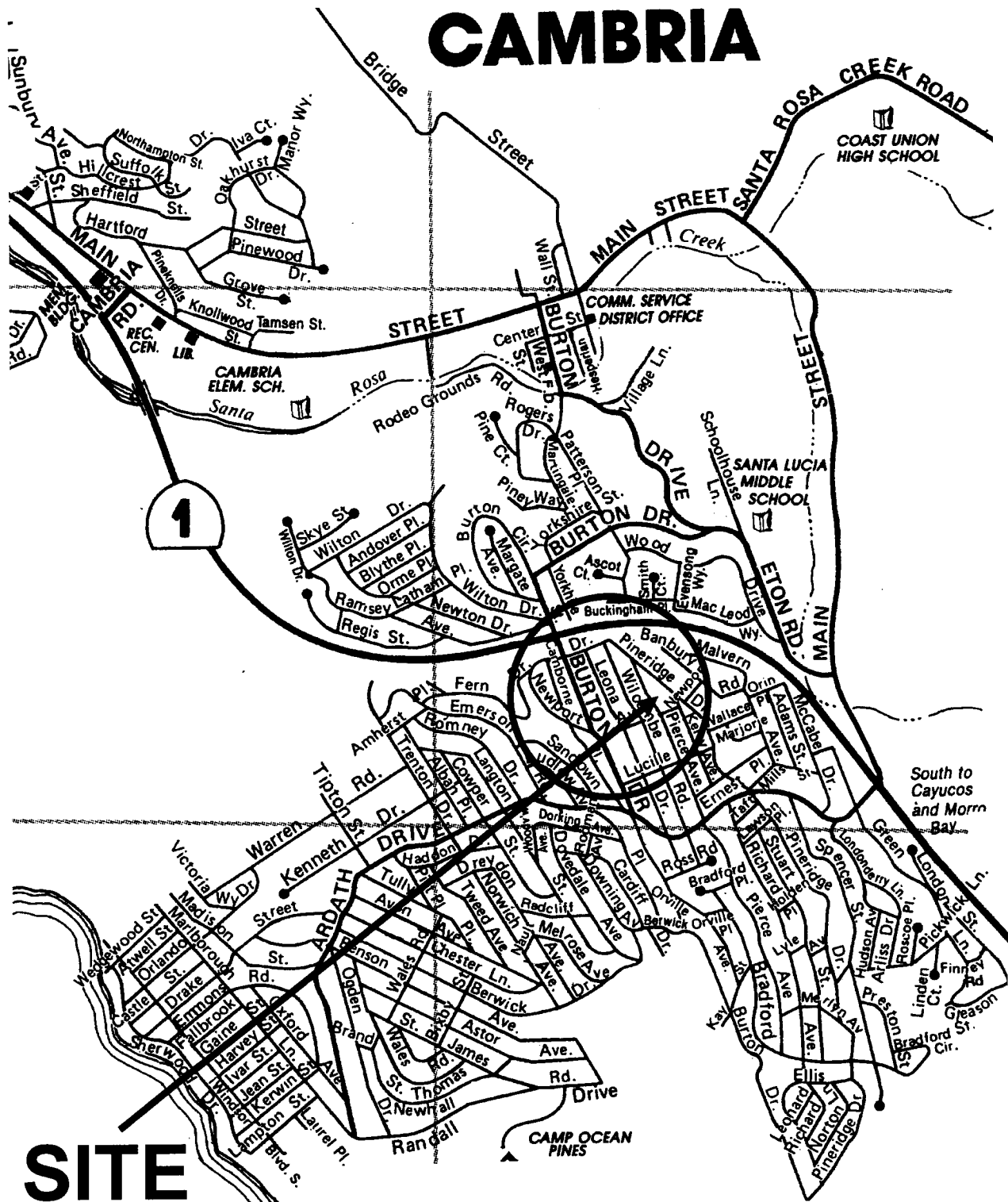
Lot Merger

21. **Prior to final inspection**, the applicant shall record the voluntary lot merger of lots 18 through 21 of Cambria Pines Manor Unit 4, Block 80.

Miscellaneous

22. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
23. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
24. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.

CAMBRIA



SITE

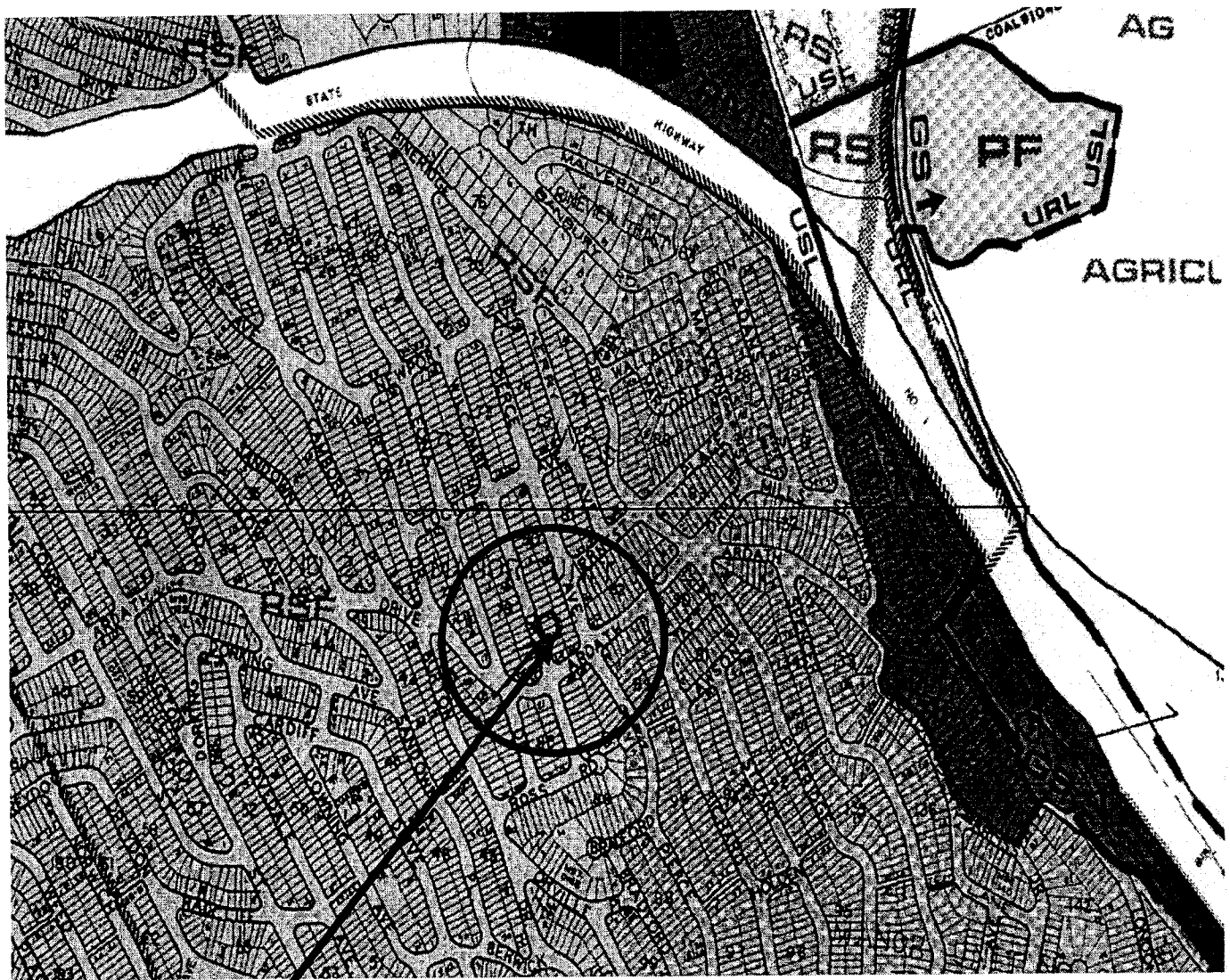
PROJECT

Minor Use Permit
Turrey DRC2005-00078



EXHIBIT

Vicinity Map



SITE

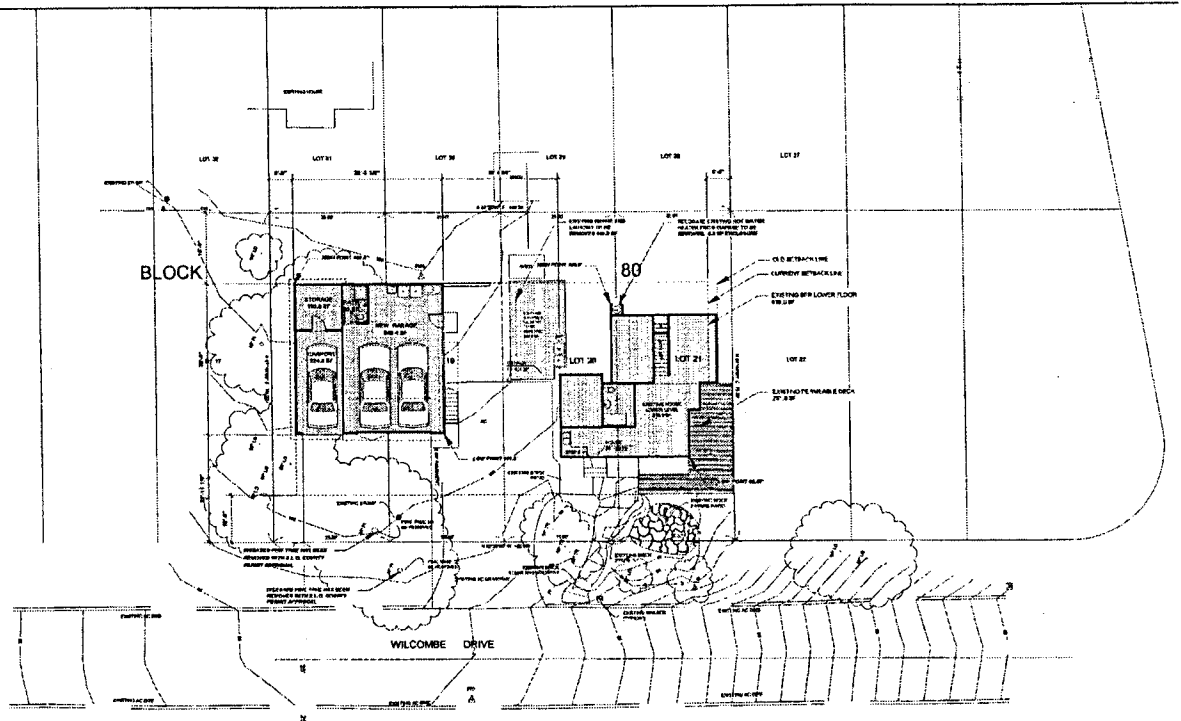
PROJECT

Minor Use Permit
Turrey DRC2005-00078



EXHIBIT

Land Use Category Map



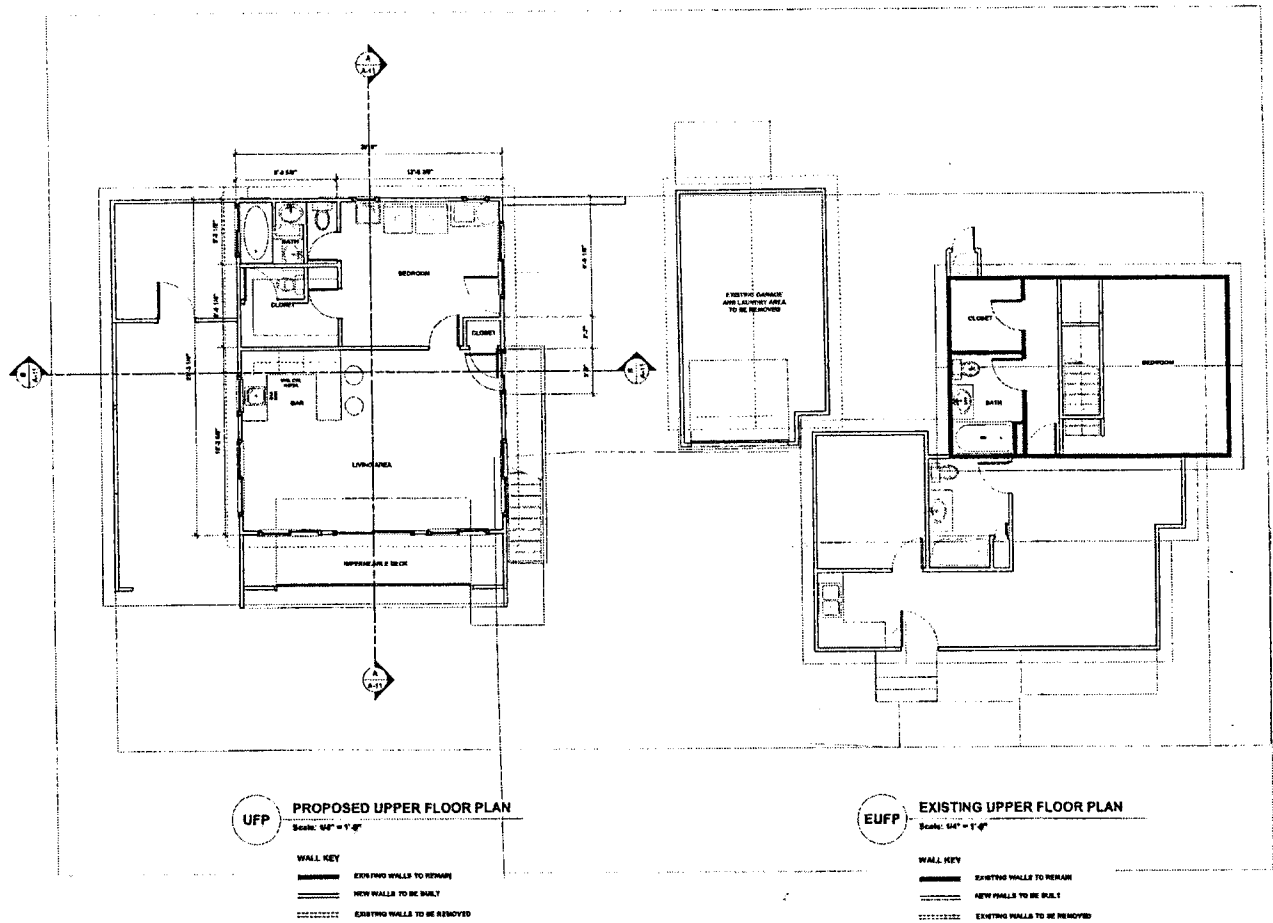
PROJECT

Minor Use Permit
Turrey DRC2005-00078



EXHIBIT

Site Plan



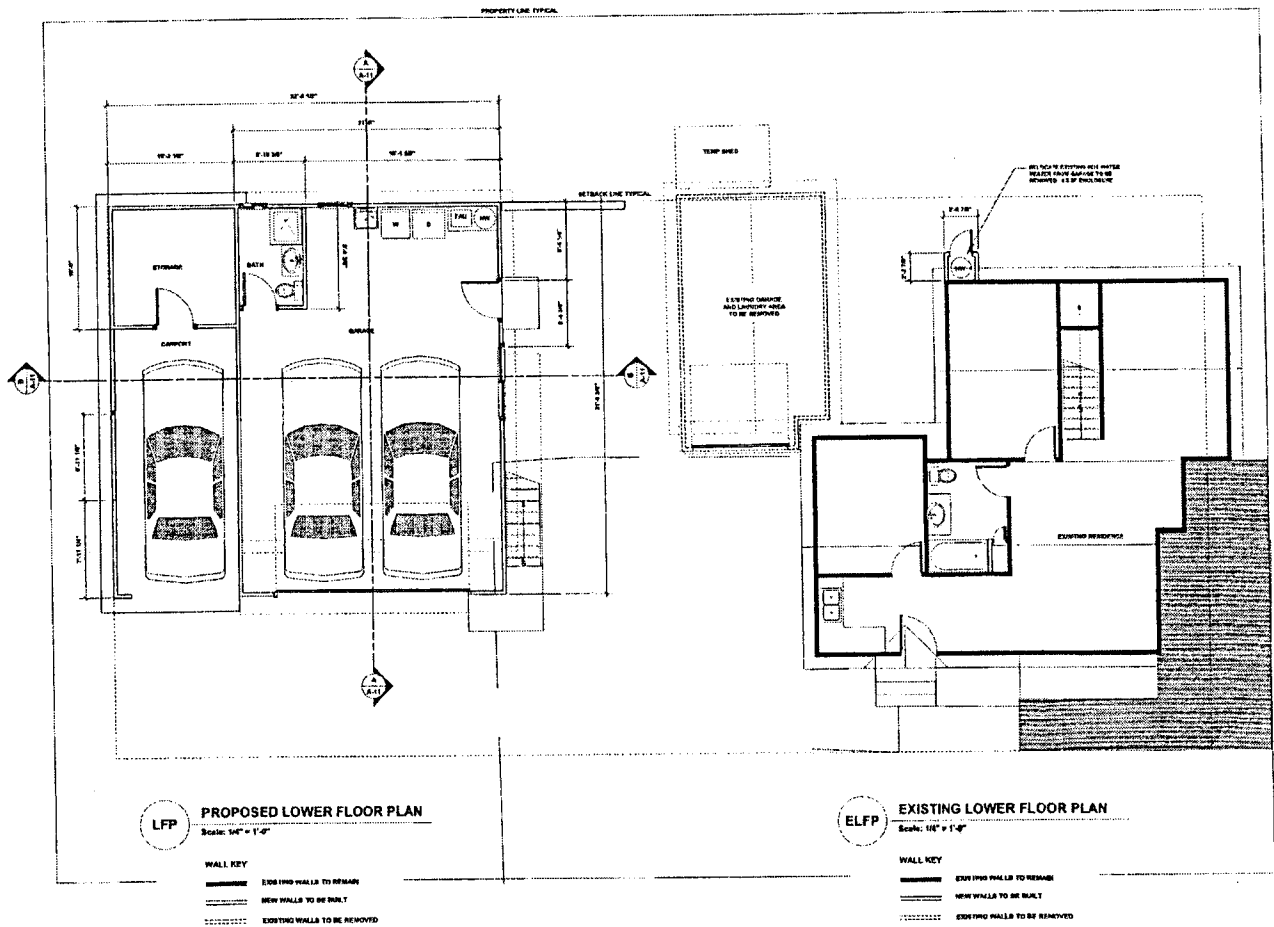
PROJECT

Minor Use Permit
Turrey DRC2005-00078



EXHIBIT

Proposed/Existing Upper Floor Plan



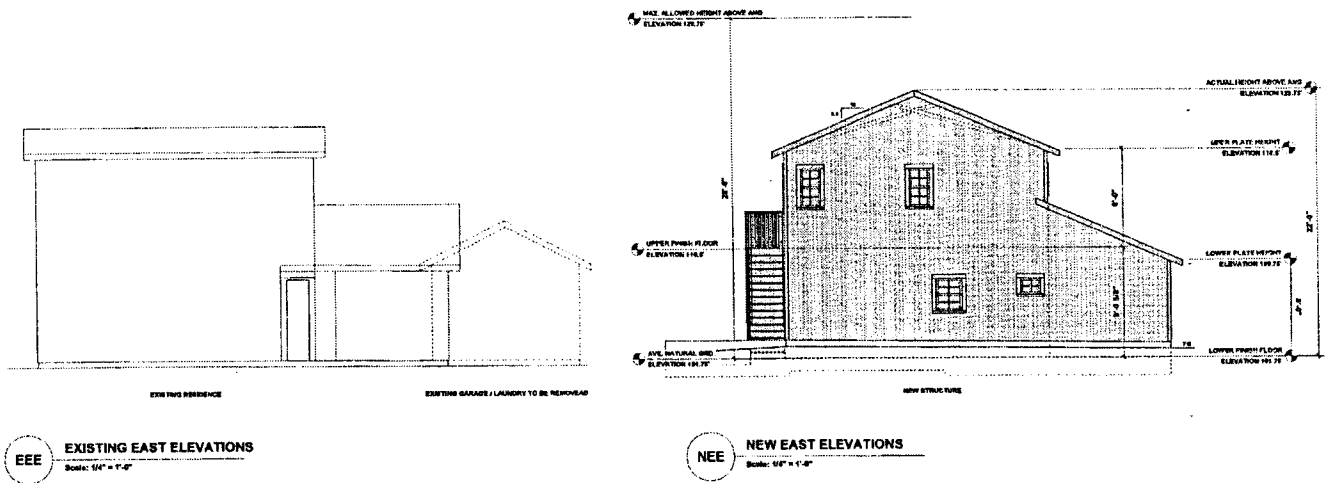
PROJECT

Minor Use Permit
 Turrey DRC2005-00078



EXHIBIT

Proposed/Existing Lower Floor Plan



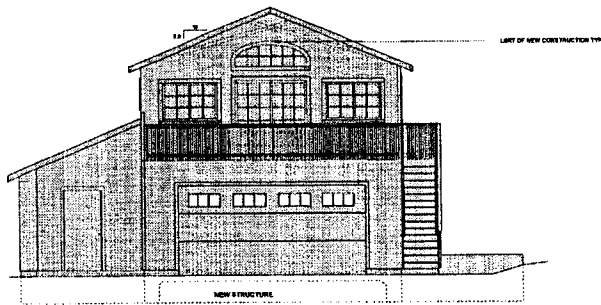
PROJECT

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Turrey DRC2005-00078

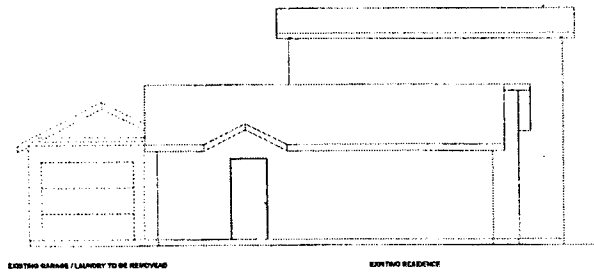


EXHIBIT

East Elevations



NWE NEW WEST ELEVATIONS
Scale: 1/4" = 1'-0"



EWE EXISTING WEST ELEVATIONS
Scale: 1/4" = 1'-0"

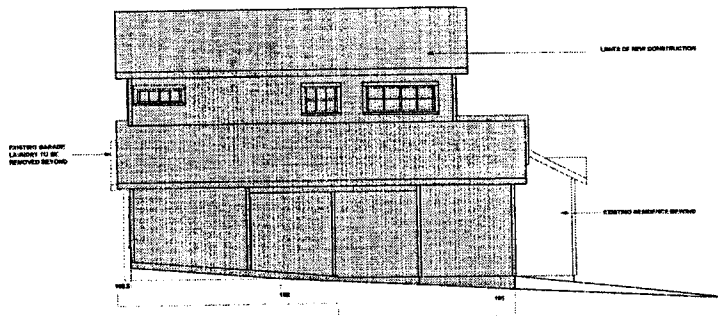
PROJECT

Minor Use Permit
Turrey DRC2005-00078

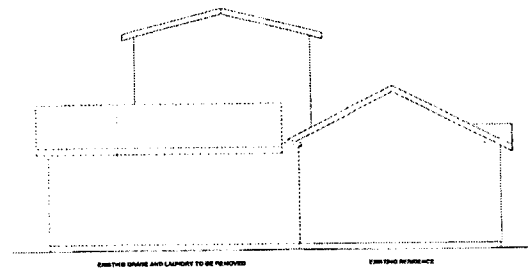


EXHIBIT

West Elevations



NNE NEW NORTH ELEVATION
Scale: 1/4" = 1'-0"



ENE EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"

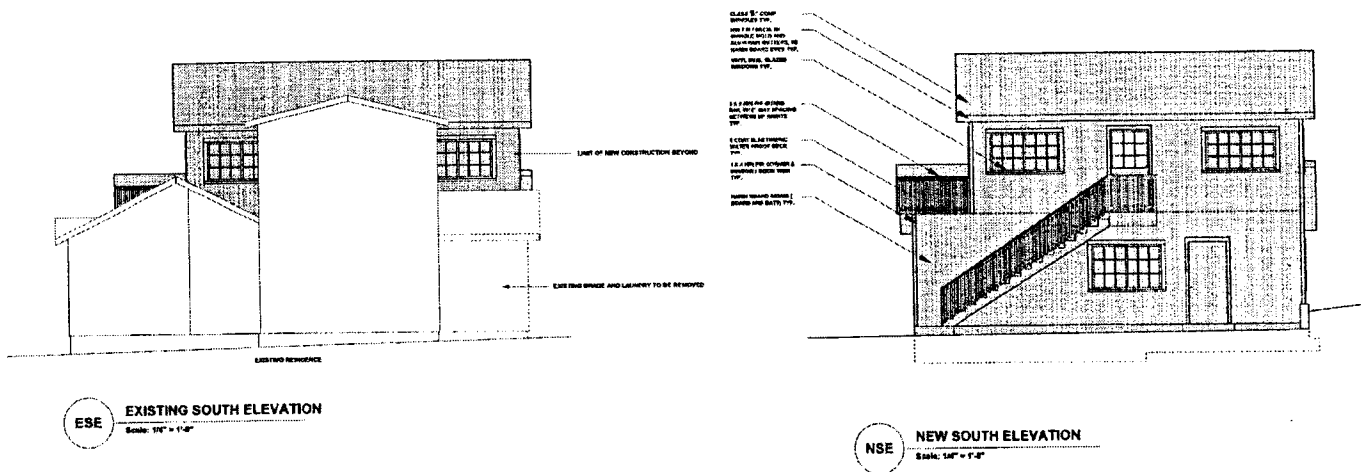
PROJECT

Minor Use Permit
Turrey DRC2005-00078



EXHIBIT

North Elevations



PROJECT

Minor Use Permit
Turrey DRC2005-00078



EXHIBIT

South Elevations

**CAMBRIA COMMUNITY SERVICES DISTRICT**1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • FAX (805) 927-5584**CONFIRMATION OF WATER & SEWER AVAILABILITY
FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.**

| | | | |
|--------------------------|--|------------------------------|--|
| Applicant(s): | Andrew & Ingrid Turrey | Date: | 10/26/05 |
| Address: | 2230 Wilcombe Dr. Cambria, CA 93428 | Current Service type: | <input checked="" type="checkbox"/> Single Family _____ Multi-Family # units _____ Commercial |
| Service Location: | 2230 Wilcombe Dr APN 024.041.034 | | |

| | |
|-----------------------------|--|
| Project description: | Add 2 baths, 1 carport, 2 car garage and guesthouse storage and laundry – Remove existing garage and laundry. |
|-----------------------------|--|

| Sewer and Water Impact Fees: | | | | Approval Conditions | Required if X'd: | Ck when Done: |
|---|--------------------------------------|-------------------|---------------|---|-------------------------------------|---------------|
| No chargeable fixtures. Plan Review Fee only | | \$25 | \$ | All Existing and New water fixtures must meet current standards under Title 4 of District Code. | <input checked="" type="checkbox"/> | |
| 2 | Additional Toilet(s) | @ \$400 | \$800 | Owner must provide District with a copy of county building permit issued for this project. | <input checked="" type="checkbox"/> | |
| 2 | Additional Tub, Shower or Laundry | @ \$800 | \$1600 | Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable). | <input checked="" type="checkbox"/> | |
| 2 | Additional Kitchen or Bathrm Sink(s) | @ \$400 | \$800 | Applicant must call for final plumbing inspection upon completion of project. PLEASE CALL 927-6240 FOR INSPECTION. | <input checked="" type="checkbox"/> | |
| 2 | Additional Bar or Utility Sink(s) | @ \$200 | \$400 | Requires PARCEL MERGER to allow water service to adjacent lot. | | |
| Date Paid: | | TOTAL Fee: | \$3600 | Under District regulations, Remodels must not change the existing water service status of the property by creating additional separate dwelling units. WARNING! A GUEST UNIT MAY NOT BE RENTED AS A SEPARATE DWELLING. | <input checked="" type="checkbox"/> | |

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said **Project is Authorized With Conditions** as indicated above

by:
Tammy Rudock, General Manager

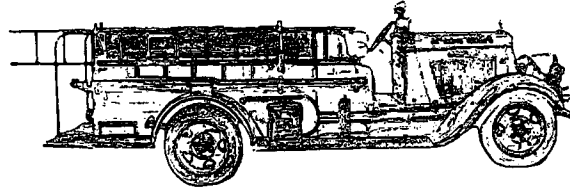
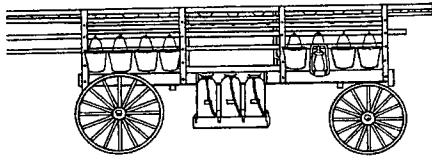
CC: Fire Prevention Officer

----- FOR DISTRICT USE -----

| | | | |
|------------------------------------|----------|-------------------------------|--------------|
| Existing Approved Fixtures: | | Retrofit Code: | RP 00 |
| Toilets | 2 | | |
| Tubs and/or Showers | 3 | Bldg. Permit received | |
| Kitchen & Lavatory Sinks | 3 | | |
| Laundry Washer | 1 | Final Inspection date: | |
| Bar or Utility Sinks | 0 | | |

CAMBRIA FIRE DEPARTMENT

Established 1887



Mark Miller, Assistant Fire Chief / Fire Marshal

2850 Burton Drive • Cambria, CA. 93428

Phone: (805) 927-6240 • Fax: (805) 927-6242 • Email: mmiller@cambriacsd.org

FIRE PLAN REVIEW

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

Date: **October 17, 2005**

Building owners Name: **Andrew and Ingrid Turrey**

Project Address: **2230 Wilcombe Dr**

Project type: **Residential New Construction - Garage**

Building Permit Number: **Pending**

APN# **024-041-034**

Total Existing Square Footage: **1123 Sq Ft**

Square Foot of Proposed Addition: **1779 Sq Ft**

Sprinkler System required: **YES***

24-hour supervised monitored system required: No, if under 70 heads

Nearest Fire Hydrant: **Wilcombe and Ardath – 750 GPM**

Driveway Access: **1** Turnarounds required: **N**

Comments: This structure is located in a High – Very High Wildland Fire Risk Zone.

Conditions of approval: See attached* **A residential fire sprinkler system is required to be installed in the newly constructed out building and garage, due to the following code requirements:**

- 1. The closest fire hydrant(s) does not flow 1500 GPM.**
- 2. Your home is located in a High Fire Risk area.**
- 3. This is new construction.**

Mark Miller,
Assistant Fire Chief

"Automatic Fire Sprinklers Save Lives!"

SECTION 505 – CLASS-2 (HIGH Fire Risk) IGNITION-RESISTANT CONSTRUCTION

505.1 General. Class-2 ignition-resistant construction shall be in accordance with Section 505.

505.2 Roof Covering. Roofs shall have at least Class-B roof covering, Class-B roof assembly or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers. **Class-A roofing and assembly is strongly recommended!**

505.3 Protection of Eaves. Combustible eaves, fascias and soffits shall be enclosed with solid materials with a minimum thickness of $\frac{3}{4}$ inch. No exposed rafter tails shall be permitted unless constructed of heavy timber materials.

505.4 Gutters and Downspouts. Gutters and downspouts shall be constructed of noncombustible material.

505.5 Exterior Walls. Exterior walls of buildings or structures shall be constructed with materials approved for a minimum of one-hour-rated fire-resistive construction on the exterior side or constructed with approved noncombustible materials.

Exception: Heavy timber or log wall construction.

Such materials shall extend from the top of the foundation to the underside of the roof sheathing.

505.6 Unenclosed Under floor Protection. Buildings or structures shall have all under floor areas enclosed to the ground, with exterior walls in accordance with Section 505.5.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy timber construction.

505.7 Appendages and Projections. Unenclosed accessory structures attached to buildings with habitable spaces and projections, **such as decks**, shall be a minimum of one-hour-rated fire-resistive construction, heavy timber construction or constructed with approved noncombustible materials, or be protected by a domestic sprinkler system.

When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5.

505.8 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire-protection rating of not less than 20 minutes.

505.9 Exterior Doors. Exterior doors shall be approved noncombustible construction, solid core wood not less than $1\frac{3}{4}$ inches thick, or have a fire-protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 505.8.

Exception: Vehicle-access doors.

505.10 Vents. Attic ventilation openings, foundation or under floor vents or other ventilation openings in vertical exterior walls and vents through roofs shall not exceed 144 square inches each. Such vents shall be covered with non-combustible corrosion-resistant mesh with openings not to exceed $\frac{1}{4}$ inch.

Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. Gable end and dormer vents shall be located at least 10 feet from property lines. Under floor ventilation openings shall be located as close to grade as practical.

505.11 Detached Accessory Structures. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of one-hour-rated fire-resistive construction, heavy timber, log wall construction, or constructed with approved non combustible material on the exterior side.

When the detached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all under floor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 505.5 or under floor protection in accordance with Section 505.6.

EXCEPTION: The enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior one-hour-rated fire-resistive construction or heavy-timber construction. See Section 505.2 for roof requirements.

Hazardous Fuel Abatement

Provide a hazardous fuel abatement program before, during and after construction. Maintain combustible vegetation clearance to a minimum of 30 feet from combustible construction materials. UFC Sec. 1103.2.4

Defensible Space

Persons owning, leasing controlling, operating, or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non fire-resistive vegetation on the property owned, leased or controlled by said person. All Irish/Scotch broom, and pampas grass must be removed to its' volatility.

Ornamental vegetative fuels or cultivated ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, are allowed to be within the designed defensible space provided they do not form a means of readily transmitting fire from the native growth to any structure.

Trees are allowed within the defensible space provided the horizontal distance between crowns of adjacent trees, and crowns of trees and structures, overhead electrical facilities, or unmodified fuel is not less than 10 feet. Trees must be limbed up 6-7 feet from the ground level. Deadwood and litter shall be regularly removed from trees. Minimum defensible space around the structure is 30 feet, more is required on sloped parcels. UWIC Sec. 603

Maintenance of Defensible Space

Non fire-resistive vegetation or growth shall be kept clear of buildings or structures, in accordance with Section 603, in such a manner as to provide a clear area for fire suppression operations. The entire parcel must be maintained in such a way to provide for and insure adequate defensible space. UWIC Sec. 604.2

Driveway Access

The driveway access must be minimum 16 feet wide, with a minimum 10-foot fuel modification on each side. The road must have a minimum 13 foot 6 inch vertical clearance the entire length of the access road. The road surface must be capable of supporting 40,000 pounds and constructed of an all-weather type surface. The turnaround shown on the plan is acceptable **provided** it passes an actual on-site test consisting of turning around our Type 1 structural Engine.

Residential Code Requirements

Addressing

All projects, prior to final inspection approval, shall comply with Title 20, Address and Road Name Ordinance. Appropriate addresses, building numbers, road names, signs and room numbers, shall be installed prior to final inspection. **CCSD ordinance #03-2001 requires numbers to be a minimum of four (4) inches in height for residential and five (5) inches minimum height for commercial buildings.** All numbers shall contrast with their background, be visible from the center of the road and be illuminated if possible. UFC 901.4.4

Driveway

Driveways up to 199 feet in length must be a minimum of 12 feet in width. Driveways 200 feet or greater in length must be a minimum of 16 feet in width. All driveways shall have an unobstructed vertical clearance of not less than 13 feet 6 inches. UFC Sec. 902 & PRC 4290

Note: 1 The driveway shall provide for a 10-foot wide fuel modification area on each side of the driveway. Flammable vegetation shall be reduced by thinning or cutting. All dead material shall be removed from this 10-foot area. Trees are not required to be removed.

Vertical clearances or widths shall be increased when, in the opinion of the chief these are not adequate to provide fire apparatus access. UFC 902.2.2.1

Fire apparatus roadways (public or private streets, roads, or driveways used for vehicle access) shall extend to within 150 feet of all portions of the first story of any building. UFC Sec. 902.2.1

Public or private streets, roads, or driveways shall be capable of supporting the imposed weight of fire apparatus (minimum 20 tons at 25 MPH), and shall be provided with an all weather driving surface UFC Sec. 902.2.2

Grades less than 12% may be an all weather surface. Grades 12% and over shall be a non-skid material. Only paved or concrete surfaces are considered non-skid. **All grades over 14% shall be designed by a civil engineer.** UFC Sec. 902.2.2.6

Fire Safety During Construction

Fire extinguishers shall be provided for buildings under construction. The Chief shall determine the number and type of extinguishers. The type of extinguisher shall be suitable for the type of hazard present. UFC 8704.4.2

Fire Sprinklers

Newly adopted CCSD Ordinance 02-2004 requires all new Group R buildings regardless of square footage must be protected by an automatic sprinkler system.

Final Inspections

All roads, fire alarm systems, fire sprinkler systems, and other fire protection systems shall meet the approval of the Cambria Fire Department as to installation, location and shall be subject to such periodic test as required by the Chief. **Plans and specifications shall be submitted for review and approval prior to construction. UFC 1001.3**

Timing of Installations

Fire apparatus roadways, (public or private streets, roads, or driveways used for vehicle access) shall be installed and fire hydrants in service before commencement of framing.

UFC Sec. 901.3

Smoke Detectors

Smoke detectors will be required in all sleeping rooms and at a point centrally located in the corridor or area giving access to each separate sleeping area. Smoke detectors shall have two sources of power. The primary power from the building wiring and the detector shall be equipped with a battery backup. The smoke detectors shall emit a signal when the batteries are low. (UBC.310.9.1)

All attic crawl spaces shall be accessible via an opening into the attic. **Multiple openings may be required where vaulted ceilings exist.**

Fire Flow Requirements

The UFC states a One and Two Family dwelling shall have a minimum fire flow of 1000 GPM, these are minimum fire flow requirements as set forth by the Uniform Fire Code Appendix III-A, When minimum fire flow cannot be achieved by the hydrant within the useable proximity to the residence, a reduction in the required fire flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.



CAMBRIA FIRE DEPARTMENT

2850 Burton Drive, Cambria CA 93428 Fire Chief Bob Putney (805) 927-6240 ex.11

Department of Planning & Building
County Government Center
San Luis Obispo, CA 93408

DEMOLITION PERMIT and REQUIREMENTS

Date: October 17, 2005

Building owners Name: Andrew and Ingrid Turrey

Building owners Phone: 927-5174

Project Address: 2230 Wilcombe Rd.

Contractor Name: Rick Low

Contractor's Address: P.O. Bx. 1061 Cambria CA 93428

Phone Number: 927-8138

Permit Number: Pending

APN# 024-041-034

Nearest Fire Hydrant (location): Wilcombe Rd and Ardath Dr

Comments:

Conditions of approval: **See attached**

Permit Approved by: *Mark P. N. L.*

Date of Approval: *10-17-05*

Cambria Fire Department Residential Demolition Project Requirements

Fire Safety During Demolition

Fire extinguishers or a garden hose shall be provided for buildings under demolition. The type of extinguisher shall be suitable for the type of hazard present. If a garden hose is used it must have a nozzle on it, be charged, and have enough hose to reach the farthest point of the demolition project. UFC 8704.4.2

Combustible Debris

Combustible debris shall not be accumulated within buildings. Combustible debris, rubbish and waste materials shall be removed from buildings as often as practical.

Combustible debris, waste materials, and trash shall not be burned at any time. Outside piles shall be hauled away from jobsite as often as practical. UFC 8704.5

Asbestos

The owner is required to receive approval from SLO County Environmental Health and SLO Air Pollution Control District that all asbestos issues have been checked for and or abated prior to demolition. This must be performed in compliance with all Cal-OSHA and other regulatory agencies procedures adhered to.

Cutting Torches, Saws or other heat producing equipment

If cutting torches, saws or other heat producing equipment are used, there must be a garden hose with a nozzle attached that is turned on and available near the cutting operation. The person cutting materials must be watchful and insure that an accidental fire is not ignited during the cutting process.

Fire Hazard Fuel Reduction

This parcel may be added to the annual Fire Hazard Fuel Reduction program in order to develop and maintain defensible space. The owner will be notified on a yearly basis to abate all combustible and flammable vegetation as well as remove downed wood or trees.

Fire Department Notification

The Cambria Fire Department must be notified by telephone before the demolition process begins. The business number for the Cambria Fire Department is 927-6240.



MLN
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

X. WYN
THIS IS A NEW PROJECT REFERRAL

DATE: 11-1-05

TO: Bldg. Div.

FROM: ☐ - South County Team ☐ - North County Team ☒ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00078 Applicant: Turrey
Lodge Hill SFD remodel & demo. Located in
Cambria off Wilcombe Dr. APN: 024-041-034

Return this letter with your comments attached no later than: 11-16-05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Project Design & Working Drawings By Architect
and All Foundations Designed Based on
Approved Soils Report.

11/09/05
Date

Obg. M.
Name

5625
Phone